



**PLANNING AND ZONING
MINUTES
MAY 17, 2022 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on May 17, 2022, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Present:	Clint Whaley	Planning and Zoning Chairman
	Kelly Davis	Planning and Zoning Secretary
	Patricia Correll	Planning and Zoning Commissioner
	Jack Cannon	Planning and Zoning Commissioner
	Cliff Oliver	Planning and Zoning Commissioner
	Matt Davis	Planning and Zoning Commissioner
	Bethany DeBussy	Town Manager
	Melissa Cassimore	Town Financial Manager
	Dennis Schrader	Town Solicitor
Absent:	Jay Mervine	Planning and Zoning Commissioner

CALL TO ORDER:

The meeting was called to order by Chairman Whaley

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present.

APPROVAL OF MINUTES:

Mr. Oliver requested the addition of language to the minutes. Mr. Schrader recommended the approval be deferred until the next meeting to allow the proposed corrections to be reviewed with the recording.

Motion to defer the April 19, 2022, Planning and Zoning Minutes to the next meeting. Motion - M. Davis; 2nd – K. Davis; motion carried (6-0).

Commissioner Correll-Yes	Commissioner Cannon-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Commissioner M. Davis-Yes	Chairman Whaley-Yes

NEW BUSINESS:

Ghulam Dastgir, LLC - Minor Development Plan - 131-15.00-14.00

Ms. Michaelena Hayes of Mill Brook Engineering, LLC and the property owner, Ghulam Dastgir, were present via Zoom. Ms. Hayes presented the request and stated the project was submitted to DelDOT where a general agreement was achieved on the proposed layout during the DelDOT pre-application meeting. No Storm Water Management is proposed due to a decrease in impervious coverage on the site. Mr. Schrader asked if the 2,875-square-foot building would contain four units. Ms. Hayes stated the number of units would vary depending on the available tenant mix. Mr. Schrader asked if the site would be for general commercial sales not for the sale of petroleum products. Ms. Hayes confirmed. Mr. Oliver questioned if the developer is looking for a Sketch Plan Review or a voted action. Ms. Hayes answered a voted action. Mr. Schrader discussed the preliminary review process and stated some of the conditions would not be met until final approval. Lauren Good of Wallace Montgomery reviewed the plan and submitted a letter and a Minor Development Plan Review Checklist stating the submission is not in compliance due to missing information. Ms. Hayes informed the number of parking spaces may be decreased but would include the 23 required spaces. Jason Loar of Davis, Bowen & Friedel, Inc. reviewed the Site Sketch Plan Submission and provided a few discussion points including the removal of the underground fuel tanks and confirmation from DNREC that there are no environmental issues on site. Mr. Oliver questioned if the developer is seeking a vote on a Sketch Plan Review. Mr. Schrader stated the developer is seeking a Minor Development Plan Review. Ms. Davis stated it would be wonderful if this piece of property would be developed. Mr. Schrader asked if the developer has reviewed the application with the agencies listed in Mr. Loar's letter. Ms. Hayes stated they have contacted DelDOT and Sussex County. Mr. Oliver questioned the billboard's location and compliance with Town Code. Mr. Dastgir stated the billboard was not on his property. Mr. Dastgir added he has documentation from DNREC that the contaminated soil has been removed. Mr. Whaley reviewed the flow chart of the Minor Development Plan Review Process stating some steps may have been skipped in the process. Mr. Oliver asked Mr. Loar how different is his review for a Sketch Plan versus a Minor Development Plan. Mr. Loar stated it would be a little more detailed.

Motion to approve the Minor Development Plan subject to the items contained in the Wallace Montgomery checklist and the Davis, Bowen & Friedel, Inc. letter being satisfied, Motion - Correll; 2nd – M. Davis; motion carried (4-2).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Commissioner M. Davis-Yes

Commissioner Cannon-Yes
Commissioner Oliver-No
Chairman Whaley-No

NEW BUSINESS:

GED S. Main Dist. LLC - PODS of Bridgeville - Major Development Plan - 131-15.00-1.00

Ken Christenbury of Axiom Engineering, LLC presented the application and stated the only new information was the letter from Axiom Engineering, LLC and the DelDOT documentation in reference to the expedited review process. Mr. Christenbury highlighted the addition of the 15-foot screening and landscaping. Mr. Christenbury stated there is a fire hydrant at the entrance and a few changes to the fire lanes as a result of the meeting with the Fire Marshall. Mr. Christenbury discussed the changes as a result to the meeting with Sussex Conservation

District. Ms. Correll discussed the appearance of the property as traffic enters the Town. Lauren Good of Wallace Montgomery reviewed the Preliminary Development Plan and submitted a letter and a Preliminary Development Plan Review Checklist stating the submission is not in compliance due to missing information. Ms. Good highlighted the storage of empty containers is not a permitted use, the 6.5 feet height restriction on landscape screening, and the suggested placement of the loading spaces. Mr. Christenbury discussed changes that will be made to the loading area as a result of the meeting with the Fire Marshall. Jason Loar of Davis, Bowen & Friedel, Inc. reviewed the Preliminary Site Plan Submission and provided a few discussion points. Ms. DeBussy discussed the prevention of truck traffic through the Town. Mr. Christenbury suggested the addition of a sign directing all trucks to turn left. Mr. Oliver discussed the exterior storage of containers is not a permitted use.

Motion to approve the Preliminary Development Plan with the addition of a sign being posted on exiting stop sign for all trucks to turn left and the exterior storage of containers be deferred for further consideration, Motion - Oliver; 2nd – M. Davis; motion carried (6-0).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Commissioner M. Davis-Yes

Commissioner Cannon-Yes
Commissioner Oliver-Yes
Chairman Whaley-Yes

GOOD OF THE ORDER:

None.

ADJOURNMENT:

The meeting was adjourned at 7:13 P.M.

Respectfully submitted,

Melissa Cassimore
Melissa Cassimore, Transcriptionist